

**EAST COVENTRY TOWNSHIP  
HISTORICAL COMMISSION  
DECEMBER 13, 2006  
SCHEDULED MEETING MINUTES**

Attendance: Gail Brown (Chairman), Mary E. Brower (Vice Chairman), Phyllis Snyder (Secretary), Ann Keen (Member), Elaine Preston (Member), Lynn Coine (Member), Roy Kolb (Planning Commission Liaison)

Meeting called to order at 7:00 p.m.

**Minutes**

- M. Brower made the motion to accept the October 11, 2006 Minutes as amended. L. Coine seconded the motion. The motion was unanimously approved.
- E. Preston made the motion to accept the November 8, 2006 Minutes. P. Snyder seconded the motion. The motion was unanimously approved.

**Public Comments**

Mr. Larry Tietjen introduced himself. Mr. Tietjen is in the process of purchasing the Maack residential property. He hopes to close on the property by mid-January and move in shortly thereafter.

**Subdivision and Land Development**

Project: Wineberry Estates – Mr. Glen E. Kelczewski of Conver and Smith Engineering present as representative

- Twelve (12) lots, with Lot #1 shown on the Final Subdivision Plan for Maack Residential
- Discussion followed in reference to the stone retaining wall on the property. Mr. Kelczewski noted the wall is approximately 635 feet long (it has one break in the middle, probably made for farm equipment access). Approximately 410 feet of this wall is to be removed. Approximately 80 feet will remain on Lot 1 and approximately 145 feet will remain on Lot 7.
- Discussion followed in reference for reuse of removed wall. Mr. Kelczewski offered the following suggestions.
  - a) Use a stone as trail marker, one on each side of the trail at approximately 50 foot intervals (proposed informal trail at the rear of Lots 11 and 12).
  - b) Sidewalk pavers
  - c) Road base or road pavers
  - d) Use on slopes on property
  - e) Use at entrance to Wineberry Estates

The Historical Commission indicated they are looking for a structured reuse similar to the original use. Item a -would not assure the stone remained, would cause maintenance difficulty for the home owner, would reuse only a small portion of the stone, and is not a structured reuse. Item b – sidewalk pavers would be an uneven surface, difficult for maintenance and snow removal, and questionable whether it would meet SALDO requirements for sidewalks. Item c – road base is not a structured reuse. Road pavers would have the same issues as noted above in Item b. Item d – rubble or rip rap would not be a structured reuse, but retaining walls for slopes would be acceptable. Item e – Entrance stone walls with signage would be acceptable.

Mr. Larry Tietjen stated he would like to see reuse of the stone as a wall along the boundary of his property (Lot 1). Mr. Tietjen and the developer to discuss. The Historical Commission found this to be the best resolution for the reuse of the stone wall if Mr. Teitjen and the developer could reach an agreement.

Project – Telvil Hall – tabled

Project – Shantz Subdivision – tabled

Project – Neuman Subdivision - Mr. John Diemer of Wilkinson & Associates, Inc. present as representative

The house and outbuildings on this property are to be demolished per the current plans. The house dates to 1922 and is a historical resource. The house obstructs the required site-distance requirements. Specific PennDot requirements to be submitted. Date to be set for Historic Commission walk-through of this property.

Project – Green Acres – Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. present as representative

This project is a six lot residential development. Lot #1 is the existing house and barn, both will remain with Lot #1. Date to be set for Historic Commission walk-through of this property.

Project –Joseph McCann Co., Inc. – Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. present as representative

One lot with proposed pole barn to be built on property. Existing house is a 1958 ranch. This property is less than 50 years old and not identified as a historic resource. Historic Commission to review for adjacent Historic Resources.

### **New Business**

2008 Calendars – A. Keen, M. Brower

- ‘Before and After’ Fricks Locks picture are proposed content
- Suggested Ann’s painting of Fricks Locks might be used.

- Review current photos
- New pictures should be taken soon – 4 weeks

Discuss date of work sessions of Historical Resource Atlas in January.

Prepare a priority list for properties to be researched.

E. Preston, L. Coine to inquire about obtaining a copy of the Franklin Glass Tax document and report next meeting.

Members continue to gather data to submit to files. Members will assist A. Keen in creating files.

Reimbursement of expenses: Make two copies of reimbursement vouchers – one for Historical Commission file and one for the individual. This voucher information will be helpful in developing our 2008 budget.

Chester County Historical Society Membership – The Historical Commission will receive two membership cards. Copies of cards will be issued to all members of the Historical Commission. Members must show copy of card or card membership number to obtain access to the Chester County Historical Society.

Discussed the Subdivision and Land Development Project Tracking Spread Sheet. The Historical Commission will request review on Sketch, Preliminary, and Final stage of development process.

### **Information and Additional Items Brought before the Board**

Landis Valley Museum's 10<sup>th</sup> Annual Winter Institute is to be February 16, 17, and 18<sup>th</sup>. Copies of brochure given to members.

M. Brower made the motion to adjourn, E. Preston seconded the motion. Meeting was adjourned at 9:00 p.m.